

**Department of Housing and
Community Development**

APR 24 2012

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Pismo Beach

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Reporting Period by Calendar Year: from 4.1.2011 to 4.1.2012

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development ✓

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research

P.O. Box 3044

Sacramento, CA 95812-3044

| | |
|-------------------------|----------------------------|
| Jurisdiction | City of Pismo Beach |
| Reporting Period | 4/1/2011 - 4/1/2012 |

**Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects**

| Housing Development Information | | | | | | | | | | Housing with Financial Assistance and/or Deed Restrictions | | Housing without Financial Assistance or Deed Restrictions | |
|--|---------------|--------------------------|-----------------------------------|------------|-----------------|-----------------------|-------------------------|----------------------|---|--|---|---|----|
| 1 | 2 | 3 | 4 | | | | 5 | 5a | 6 | 7 | 8 | | |
| Project Identifier (may be APN No., project name or address) | Unit Category | Tenure (R=Rent, O=Owner) | Affordability by Household Income | | | | Total Units per Project | Est. # Infill Units* | Assistance Programs for Each Development See Instructions | Deed Restricted Units See Instructions | Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions. | | |
| | | | Very Low Income | Low Income | Moderate Income | Above Moderate Income | | | | | | | |
| 360 Park ave | 5+ | R | 12 | 2 | | | 14 | 29 | TCAC, RDA, other | Policy H-24 | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| (9) Total of Moderate and Above Moderate from Table A3 | | | | | | | | 11 | 15 | 26 | | | |
| (10) Total by income Table A/A3 | | | | | | | | 12 | 2 | 11 | 15 | 40 | 29 |
| (11) Total Extremely Low-Income Units* | | | | | | | | | | | | | |

*** Note: These fields are voluntary**

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Pismo Beach
Reporting Period 4/1/2011 - 4/1/2012

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

| Activity Type | Affordability by Household Incomes | | | | (4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 |
|-----------------------------------|------------------------------------|-----------------|------------|-------------|---|
| | Extremely Low-Income* | Very Low-Income | Low-Income | TOTAL UNITS | |
| (1) Rehabilitation Activity | 4 | 7 | 3 | 14 | Policy HE-24 is to provide residential rehabilitation for 250 low to moderate income families homes. |
| (2) Preservation of Units At-Risk | | | | 0 | |
| (3) Acquisition of Units | | | | 0 | |
| (5) Total Units by Income | 4 | 7 | 3 | 14 | |
| | | | | | |

* Note: This field is voluntary

Table A3

Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

| | 1. Single Family | 2. 2 - 4 Units | 3. 5+ Units | 4. Second Unit | 5. Mobile Homes | 6. Total | 7. Number of infill units* |
|---|---------------------|-------------------|----------------|-------------------|--------------------|-------------|----------------------------------|
| No. of Units Permitted for Moderate | 3 | | 8 | | | 11 | 11 |
| No. of Units Permitted for Above Moderate | 9 | | 6 | | | 15 | 15 |

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. | | RHNA Allocation by Income Level | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|--|--------------------------------|---------------------------------|----|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------------------------------|--------------------------------------|
| Income Level | Deed | 186 | 11 | 12 | | | | | | | | | 23 | 163 |
| | Restricted Non-deed restricted | | | | | | | | | | | | | |
| Very Low | Deed | 118 | 7 | 2 | | | | | | | | | 9 | 109 |
| | Restricted Non-deed restricted | | | | | | | | | | | | | |
| Low | Deed | 41 | 1 | 11 | | | | | | | | | 12 | 29 |
| | Restricted Non-deed restricted | | | | | | | | | | | | | |
| Moderate | Deed | 66 | 10 | 15 | | | | | | | | | 25 | 41 |
| | Restricted Non-deed restricted | | | | | | | | | | | | | |
| Above Moderate | | 66 | 10 | 15 | | | | | | | | | 25 | 41 |
| Total RHNA by COG: | | 411 | | | | | | | | | | | 69 | |
| Enter allocation number: | | | 29 | 40 | | | | | | | | | | |
| Total Units | | | | | | | | | | | | | | |
| Remaining Need for RHNA Period | | | | | | | | | | | | | | |

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

| Program Description (By Housing Element Program Names) | Name of Program | Objective | Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. | |
|---|-----------------|---|---|---------------------------------------|
| | | | Timeframe in H.E. | Status of Program Implementation |
| HE-1 2000-2006 Regional Housing Need | | 243 units. Meet unaccommodated need from 2000-2006. Amend General Plan/Zoning Ordinance to accommodate 243 residential units "by right" at a minimum of 20 dwelling units per acre . | 1-Aug-10 | draft in progress, scheduled for 2013 |
| HE-2. 2007-2014 Regional Housing Need | | 29 units. Amend General Plan/Zoning Ordinance to for 29 very low and low-income unit sites at minimum 20 du/a "by right" on certain sites/zones. Min 16 units per site/50% of these zoned for residential uses only | 1-Aug-10 | draft in progress, scheduled for 2013 |
| HE-3. Alternative Sites | | Investigate ways to meet housing needs through rehabilitation and preservation of existing units. | 2009-2014 | ongoing |
| HE-4. Density Bonus | | Amend Zoning codes to comply with State Density bonus law and develop an outreach program for implementation. | 2009-2014 | ongoing |
| HE-5. Code enforcement | | Operate code enforcement on a complaint basis | ongoing | ongoing |
| HE-6 Contractual Agreement for Rental Assistance Program | | Contract with Housing Authority to provide section 8 certificates | ongoing | ongoing |
| HE-7 Simultaneous Construction of Affordable Housing | | Simultaneous construction of affordable housing when a project is required to provide. | ongoing | ongoing |
| HE-8 - Public Private Partnerships | | Partner with the development community to provide high density residential housing | ongoing | ongoing |
| HE-9 - Equity Sharing Program | | Equity share program participation by the City to purchase or rehab homes | ongoing | ongoing |
| HE-10 - Conversion of rental housing | | Rental Housing conversion to condominium standards | ongoing | ongoing |

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| | | | |
|--|--|-----------|---------------------------------------|
| HE-11 Demolition or conversion of housing in Coastal Zones | City may issue permits for demolition or conversion of housing occupied by low to moderate income persons in the Coastal Zone when the applicant meets conditions, including relocation and replacement of affordable units. | ongoing | ongoing |
| HE-12 - Service Industry Employee Housing policy | City consider establishing a housing trust fund or other funding mechanism for development and/or rehabilitation of rental housing affordable to service | 2009-2012 | draft in progress, scheduled for 2013 |
| HE-13 - Senior Housing Incentives | Modifications to building development standards and zoning code amendments to implement opportunities for sr. affordable housing. | 2009-2012 | draft in progress, scheduled for 2013 |
| HE-14 - Public and Industrial Lands | Public, Surplus, Industrial and Commercial lands General Plan and Zoning Code amendments to facilitate affordable housing | ongoing | ongoing |
| HE-15 - Housing in R-4 and RR zones or other visitor serving zones | Low/mod housing permitted as a secondary use in hotel areas and encouraged to provide housing for employees | 2009-2012 | draft in progress, scheduled for 2013 |
| HE-16 - Workforce and affordable housing incentives | Modifications to building development standards and zoning code amendments to implement opportunities for affordable housing. | 2012 | draft in progress, scheduled for 2013 |
| HE-17 - Workforce and affordable housing entitlements | Modifications to building development standards and zoning code amendments to implement opportunities for affordable housing with use of permitting | 2012 | draft in progress, scheduled for 2013 |
| HE-18 - Revision to C-1 Zone | Increase residential density in the C-1 zone | 2009-2012 | draft in progress, scheduled for 2013 |
| HE-19 - Multi-family zone Densities | Amend Zoning Code to prohibit single family residential homes in multi-family zoning districts. | 2009-2012 | draft in progress, scheduled for 2013 |
| HE-20 - Nonconforming Lots | Zoning code amendment to provide exception process from development standards for substandard lots | 2009-2012 | draft in progress, scheduled for 2013 |
| HE-21 - Zoning Code update | Continued work with the Coastal Commission to streamline the zoning code to facilitate the approval process. | 2009-2014 | draft in progress, scheduled for 2014 |
| HE-22 - Inclusionary Housing/in-lieu fee | Amend inclusionary housing ordinance to provide on-site development incentives and other criteria | 2009-2012 | draft in progress, scheduled for 2013 |

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| | | | |
|--|---|-----------|---|
| HE-23 - Redevelopment | Redevelopment goals | ongoing | Redevelopment agency disbanded in Feb 2012, this policy cannot be implemented. |
| HE-24 - Home Improvement Program | Administration of a Home Improvement program; currently no funding is available. Modification to be considered to extend the program to moderate income homeowners. | 2009 | no funds currently available. City has applied for CDBG funds to commence Home Improvement program. |
| HE-25 - Secondary units | encourage secondary units | 2009-2012 | draft in progress, scheduled for 2013 |
| HE-26 - Housing Preservation | Monitor status of affordable projects to maintain affordability | ongoing | ongoing |
| HE-27 - Fair Housing - Zoning Code amendments | Amend 1983 Zoning Code to allow small residential care facilities servicing six or fewer clients in all residential zones without a conditional use permit. | 2009-2012 | draft in progress, scheduled for 2013 |
| HE-28 - Fair Housing - Access to Mediation and Fair Housing Services | Coordinate with SLO county to improve access to fair housing services, make brochure available at public counter. | 2009-2012 | Complete |
| HE-29 - Transitional housing | Amend Zoning Codes for SB2 compliance | 2009-2010 | draft in progress, scheduled for 2013 |
| HE-30 - Reasonable accommodation | City adoption of a reasonable accommodation ordinance (SB520) | 2009-2012 | draft in progress, scheduled for 2013 |
| HE-31 - Universal Design | Work with homebuilders to encourage universal design in new construction and remodels | ongoing | ongoing |
| HE-32 - State Energy Efficiency Standards | Implement energy requirements and make available utility brochures that identify energy saving measures | ongoing | Complete |
| HE-33 - Green Building standards | Support green building standards that meet and exceed the provisions of title 24, consider incentives for buildings that exceed title 24 requirements, such as | ongoing | ongoing |
| HE-34 - Green Building Working Group | City participate in regional efforts to promote sustainable building techniques... | ongoing | ongoing |
| HE-35 - Public Outreach and education | Establish outreach and education programs to increase public awareness of housing policies and issues. Submit an annual report for GP implementation progress. | ongoing | ongoing |